



County of Los Angeles  
**CHIEF ADMINISTRATIVE OFFICE**

713 KENNETH HAHN HALL OF ADMINISTRATION • LOS ANGELES, CALIFORNIA 90012  
(213) 974-1101  
<http://cao.lacounty.gov>

DAVID E. JANSSEN  
Chief Administrative Officer

July 24, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**PUBLIC HEARING ON THE PROPOSED SALE OF A PORTION OF THE  
JOHN ANSON FORD AMPHITHEATRE TO ROBERT VINCENT BUCK  
FOR THE PURPOSE OF ELIMINATING AND REMOVING AN ENCROACHMENT  
ON COUNTY PROPERTY IN THE CITY OF LOS ANGELES  
(THIRD DISTRICT) (3 VOTES)**

**JOINT RECOMMENDATION WITH THE DIRECTOR OF PARKS AND RECREATION  
THAT YOUR BOARD, AFTER THE CLOSE OF THE PUBLIC HEARING:**

1. Find that a 1,091 square-foot portion of the John Anson Ford Amphitheatre (Ford Amphitheatre) property, as legally described in Exhibit A, be removed from and no longer classified as park, recreational, or cultural property.
2. Find that the subject property is not required for the County of Los Angeles (County) use and is surplus to its needs.
3. Find that the sale and conveyance of title to this property is categorically exempt under the California Environmental Quality Act (CEQA).
4. Find that the \$38,176 offered by Robert Vincent Buck as consideration for the transfer of title to 1,091 square-feet of undeveloped real property, as legally described in Exhibit A, complies with the requirements of Public Resources Code Section 5405.
5. Approve the sale of the County's right, title and interest in the subject property to Robert Vincent Buck for \$38,176; and instruct the Chairman to sign the quitclaim deed.

Board of Supervisors  
GLORIA MOLINA  
First District

YVONNE B. BURKE  
Second District

ZEV YAROSLAVSKY  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

6. Approve the use of the funds received for the remaining portions of the Ford Amphitheatre in lieu of the acquisition of substitute park land pursuant to Public Resources Code Section 5404.
7. Instruct the Auditor-Controller and the Department of Parks and Recreation to deposit the sales proceeds into the appropriate trust fund pursuant to the Park Preservation Act.
8. Authorize the Chief Administrative Office to take all further actions and execute all other necessary documents to complete the sale and transfer of title upon approval of the documents by County Counsel.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to eliminate and remove an encroachment along the southerly boundary of the Ford Amphitheatre property containing 1,091 square feet at the rear of 2323 Lorenzo Drive owned by Robert Vincent Buck which is improved with a masonry retaining wall and paved patio area. The encroached area will be severed from the Ford Amphitheatre property, and title will be transferred to Mr. Buck for monetary consideration at \$35 per square foot based on recent comparable sales of unimproved land in the area.

Mr. Buck acquired his residence at 2323 Lorenzo Drive in 2001 and did not create the encroachment. With respect to the retaining wall, the City of Los Angeles (City) building permit records indicate that it was constructed in 1998 by a predecessor in interest. The proposed sale and conveyance of title as a means of removing this encroachment will avoid an undue hardship that would otherwise be imposed on Mr. Buck if the County required the removal of the encroaching improvements.

#### **IMPLEMENTATION OF STRATEGIC PLAN GOALS**

The proposed recommendations will further the Board-approved County Strategic Plan Goal 1 (Service Excellence) that will provide a fair and equitable solution that will preserve the appearance, use, and value of the adjacent private property while providing monetary compensation to the County for the loss of the real property that will be used to improve the Ford Amphitheatre property.

### **FISCAL IMPACT/FINANCING**

The County will receive a total of \$38,176 in monetary compensation which must be reserved and used for the improvement of the remaining portions of the Ford Amphitheatre property as required under the Park Preservation Act, Public Resources Code Section 5400 et. seq. An additional \$2,000 is being charged to offset administrative costs including preparation of the legal description by the Department of Public Works and to cover recording fees and documentary transfer taxes.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The encroached area, as depicted on Exhibit B, is located along the southerly boundary of the Ford Amphitheatre property, southeast of the Pilgrimage Cross, and cannot be seen from the amphitheatre and associated buildings and parking areas. The total area of the encroachment is 1,091 square feet (.025 acre) out of a total County-owned land area of 30.7 acres. The direct sale of this property to remove this encroachment is authorized as a part of the County's express and implied powers to manage and dispose of its real property under Government Code Sections 23003 and 23004. Pursuant to Public Resources Code Section 5404, your Board may, after holding a public hearing, sell real property designated for park and recreational use if the amount of property sold is less than ten percent of the total area of the property holding, but not more than one acre. Proceeds from the sale must be used for the improvement of the remaining portion of the property holding.

As required by Government Code Section 65402, the Chief Administrative Office has provided notification of the proposed sale to the City Planning Department, and after the conveyance of title to this encroachment area, it will be necessary for Mr. Buck to submit an application to the City Planning Department for a Certificate of Compliance. Notice of the public hearing has been posted at the Ford Amphitheatre for forty-five days as required by Public Resources Code Section 5406. County Counsel has reviewed and approved as to form the attached quitclaim deed.

### **ENVIRONMENTAL DOCUMENTATION**

The recommended actions are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the State CEQA Guidelines and Class 12 of the County's Environmental Document Reporting Procedures and Guidelines.

### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

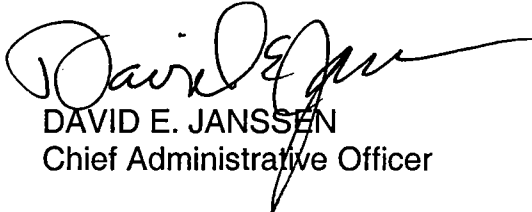
There will be no impact on current services or projects.

Honorable Board of Supervisors  
July 24, 2007  
Page 4

**CONCLUSION**

It is requested that the Executive Officer of the Board of Supervisors return the executed quitclaim deed along with two certified copies of the Minute Order and a conformed copy of the Board letter to the Chief Administrative Office for further processing.

Respectfully submitted,



DAVID E. JANSSEN  
Chief Administrative Officer



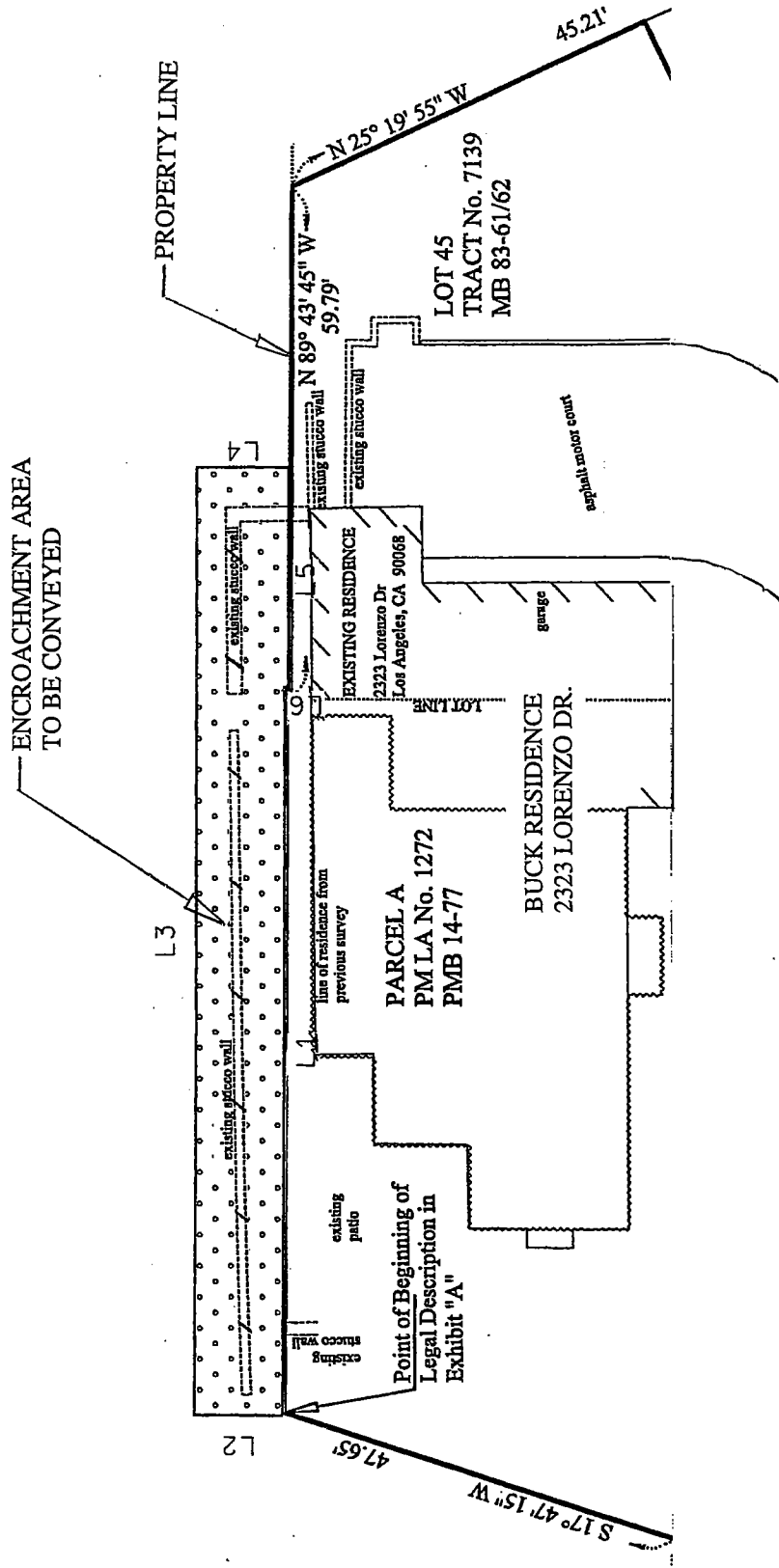
RUSS GUINEY  
Director of Parks and Recreation

DEJ:WLD  
DS:lis

Attachments (2)

c: County Counsel  
Auditor-Controller

# EXHIBIT B



No.	Direction	Distance
L1	N 89° 42' 15" W	83.00
L2	N 0° 17' 45" E	10.00
L3	S 89° 42' 15" E	108.00
L4	S 0° 18' 00" W	10.43
L5	N 89° 42' 00" W	25.00
L6	N 0° 01' 45" E	0.43

RECORDING REQUESTED BY  
County of Los Angeles  
AND MAIL TO:  
Robert Vincent Buck  
2323 Lorenzo Drive  
Los Angeles, CA 90068

Space Above This Line Reserved for Recorder's Use

Document transfer tax is L.A. County 80 \$ \_\_\_\_\_

L.A. City 44 \$ \_\_\_\_\_

( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

COUNTY OF LOS ANGELES

Assessor's Identification Numbers:  
5577-025-903 (Portion)

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the **COUNTY OF LOS ANGELES**, a body corporate and politic, does hereby remise, release, and forever quitclaim to **ROBERT VINCENT BUCK**, a single man, all its right, title, and interest in and to all that real property in the City of Los Angeles, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without the right of entry to the surface of said land.

### SUBJECT TO AND BUYER TO ASSUME:

1. All taxes, interest, penalties, and assessments of record, if any.
2. Covenants, conditions, restrictions, reservations, easements, rights, and right-of-way of record, if any.
3. The subject property is transferred to grantee in an "as is" condition without any warranty either express or implied. The County of Los Angeles makes no representation as to its location, size, use, zoning or physical condition, including, but not limited to the condition of the soils or ground water on or under the subject property and the presence of pollutants or contaminants therein.
4. The County of Los Angeles affirms that the subject property was subdivided from the adjacent John Anson Ford Amphitheatre, a public park and cultural facility, and that grantee will need to make application to the City of Los Angeles for the purpose of obtaining a Certificate of Compliance.

Dated \_\_\_\_\_

COUNTY OF LOS ANGELES,  
a body corporate and politic

(COUNTY-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Zev Yaroslavsky  
Chairman, Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

STATE OF CALIFORNIA       )  
                                      ) ss.  
COUNTY OF LOS ANGELES    )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(COUNTY-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.  
County Counsel

By Paul T. Hanson  
Paul T. Hanson  
Principal Deputy County Counsel

## EXHIBIT A

File with: **JOHN ANSON FORD**  
**AMPHITHEATER (1)**

A.I.N. 5577-025-902

T.G. 593 -E2

I.M. 144-177

S.D. 3

### Legal Description

That portion of Lot 46 of Hollywood Heights, as shown on map recorded in Book 1, page 48, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles within the following described boundaries:

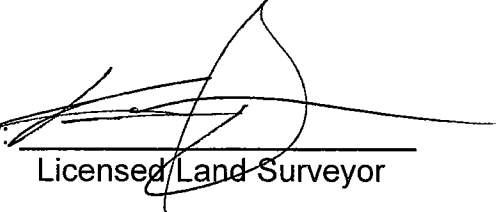
Beginning at the northeasterly corner of Parcel A, Parcel Map L.A. No. 1272, as shown on map filed in Book 14, page 77, of Parcel Maps, in the office of said Registrar-Recorder/County Clerk; thence westerly along the northerly line of said Parcel A, a distance of 83.00 feet to the northwesterly corner of said parcel; thence northerly, at right angles from said northerly line, a distance of 10.00 feet; thence easterly, parallel to said last-mentioned northerly line, a distance of 108.00 feet to a straight line which bears at right angles from the northerly line of Lot 45, Tract No. 7139, as shown on map recorded in Book 83, page 61, of said Maps, and which passes through a point in said last-mentioned northerly line, said point being distant 25.00 feet easterly along said last-mentioned northerly line from the northwesterly corner of said last-mentioned lot; thence southerly along said straight line, a distance of 10.43 feet to said last-mentioned northerly line; thence westerly along said last-mentioned northerly line, a distance of 25.00 feet to said last-mentioned northwesterly corner, said last-mentioned northwesterly corner also being a point in the easterly line of said Parcel A; thence northerly along said easterly line, a distance of 0.43 foot to the point of beginning.

Total Area: 1090.8± square feet



Description Approved

Donald L. Wolfe  
Director of Public Works

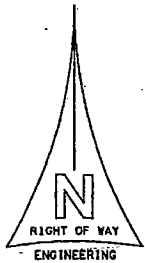
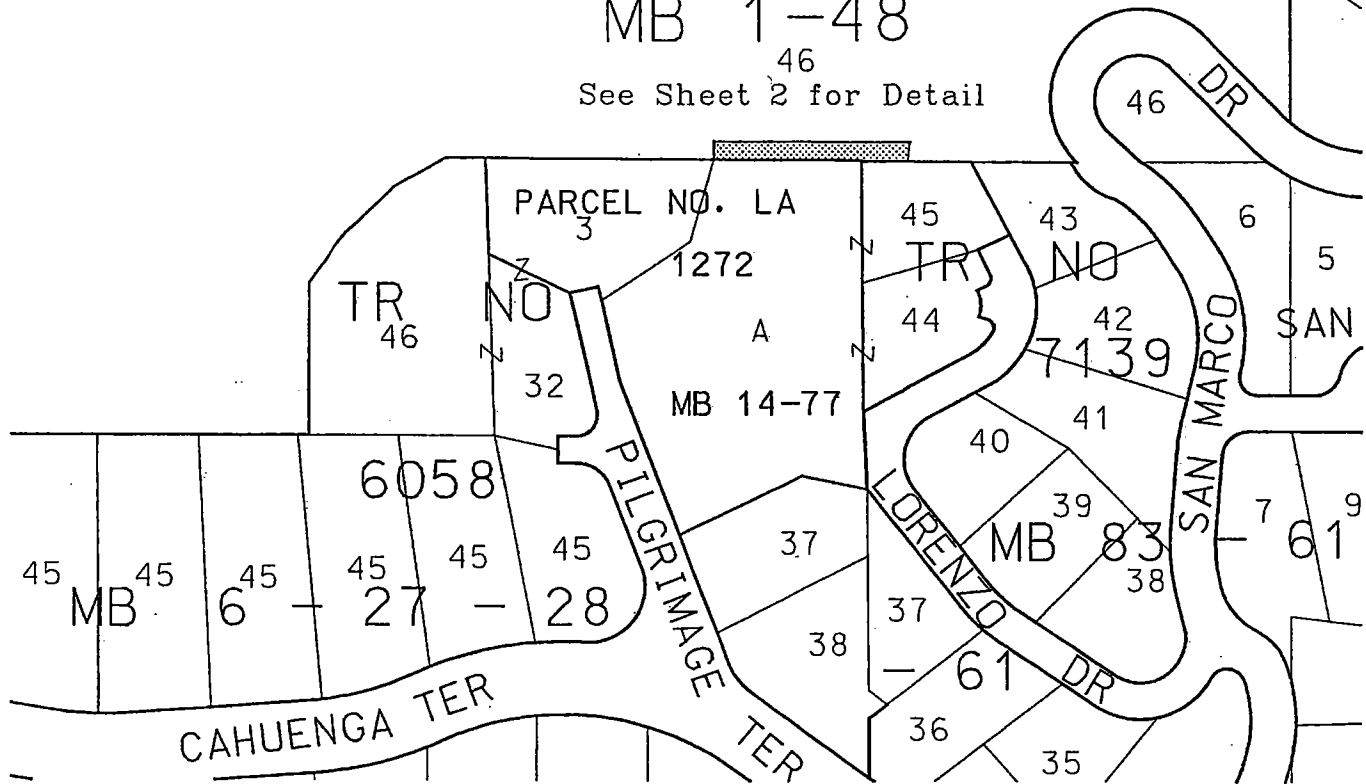
By:   
Licensed Land Surveyor



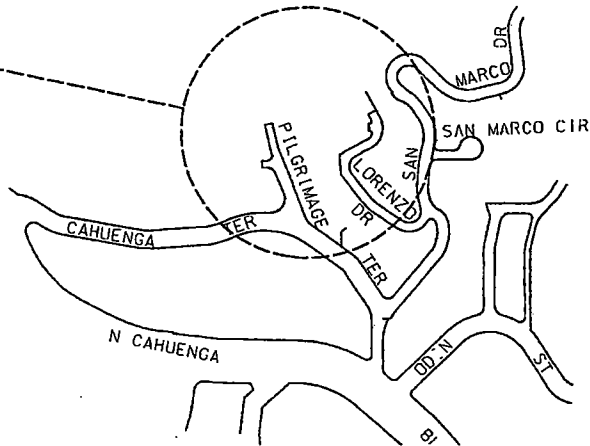
# HOLLYWOOD HEIGHTS

MB 1-48

See Sheet 2 for Detail



**SUBJECT  
LOCATION**



## LEGEND



Proposed Acquisition Area

Total Area 1,090.8 ± s.f.

## REVISIONS

1.

2.

3.

DEPARTMENT OF PUBLIC WORKS

MAPPING & PROPERTY MANAGEMENT DIVISION

SD.  
3

RD.

A.M.B.  
5577-025-902

T.G.  
593-E2

JOHN ANSON FORD  
AMPHITHEATER (1)

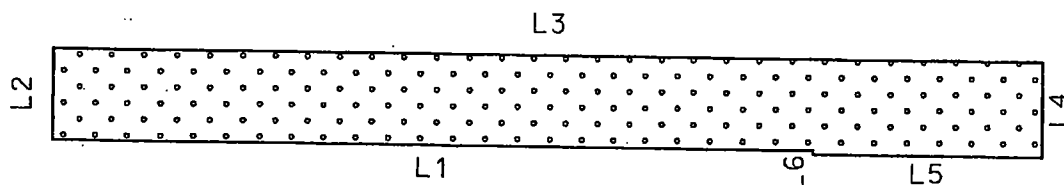
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Sheet 1

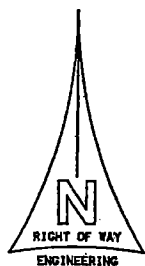
SCALE  
NONE

DATE  
04-26-07

I.M.  
099-217



No.	Direction	Distance
L1	N 89°42'15" W	83.00
L2	N 0°17'45" E	10.00
L3	S 89°42'15" E	108.00
L4	S 0°18'00" W	10.43
L5	N 89°42'00" W	25.00
L6	N 0°01'45" E	0.43



### LEGEND



Proposed Acquisition Area

Total Area 1,090.8 ± s.f.

### REVISIONS

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### DEPARTMENT OF PUBLIC WORKS

### MAPPING & PROPERTY MANAGEMENT DIVISION

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A.M.B.  
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593-E2

JOHN ANSON FORD  
AMPHITHEATER (1)

DRAWING NO.

Sheet 2

SCALE  
NONE

DATE  
04-26-07

I.M.  
099-217